

**22 Bellara Street, Ashmore, Qld 4214**



**House For Sale**

Wednesday, 7 February 2024

22 Bellara Street, Ashmore, Qld 4214

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 2496 m2**

**Type: House**



Julian Kannis  
0413635551



Darrell Johnson  
0755269722

**\$1,895,000**

Nestled at the end of a quiet cul-de-sac in one of Ashmore's most prestigious streets is this fantastic family home set on 2,496m<sup>2</sup>! This is an incredible opportunity on offer ... very seldom to land holdings of this size become available only a 15 minute drive to the stunning Gold Coast beaches, less than a 2 minute drive to the M1 and only a stone's throw to all local amenities! This property is in need of some 'Love, Care & Attention' and offers home buyers, investors, builders and developers potential galore with endless options to either renovate, re-develop, or subdivide and build ... reap the rewards with land so scarce in the heart of the Gold Coast! This is the first time this property has been offered to market for 24 years and the motivated seller is realistic, and this is reflected in the listing price ... you can't get all of this anywhere else at the price we have it listed for! ... selling for close to land value alone! If you're looking for space & privacy from the outside world, a big family home, or your next project with development options then this property could be for you! Key features of this property include: \* Huge land holding of 2,496m<sup>2</sup> in a quiet flood-free central & convenient location \* Large family home with four generous bedrooms plus a study, featuring a second-floor master retreat with ensuite & balcony \* Over-sized formal living & separate dining area \* Modern kitchen over-looking the pool featuring high-quality appliances plus an abundance of bench & cupboard space \* Big undercover outdoor entertaining overlooking the pool & yard spaces \* Good-sized sparkling in-ground pool with adjoining pool house/home office \* Full size championship Tennis court \* Double carport with adjoining storage/workshop plus additional off-street parking options \* Fantastic Development potential with flexible subdivision options; concept plans are available to view with a planning review for 3 lot subdivision (subject to council approval) \* Incredible location surrounded by high-quality homes & near the main riverfront position with easy access to numerous schools, shops, cafe's, parks, public transport & the M1 Contact your local area specialists Julian Kannis on 0413 635 551 or Darrell Johnson on 0403 803 704 for any further information, otherwise we look forward to seeing you at one of our scheduled open homes. ASHMORE ... WHAT A GREAT PLACE TO LIVE AND INVEST !!! Ashmore is the most practical and central suburb the Gold Coast has to offer, located close enough to all the action yet far enough away from it all ... it is frequently high-lighted on major property reports as a recommended investment "Hot Spot" assured of ongoing demand and outstanding capital growth with real estate in the area very much in demand. With its elevated location, the vast majority of Ashmore is on safe, high, flood-free ground with numerous parks, schools, shopping centres, sporting & medical facilities all at your finger-tips, whilst offering easy access and only minutes away via main arterial roads to beaches, the Broadwater & parklands, cafes, restaurants, several CBD's and the M1 giving access to Brisbane & Coolangatta airports. Southport CBD/China Town, the light rail system, Griffith University, Gold Coast Hospital, Pindara Private hospital and other medical precincts are all only minutes away, as are Pacific Fair, Robina Town Centre, Australia Fair and Runaway Bay shopping centres. Ashmore is a fantastic place to live and invest in for both solid capital returns and central & convenient living, and because of this the suburb is truly becoming even more of a highly-sought after location than its current residents (and investors) already know it to be !!! Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.